



Broomfield House, Bank Lane, Upper Denby, HD8 8UT



Key Features

- Impressive country home
- Extensive equestrian facilities
- 17 acres, 21 stables, menage, large barn
- Large sweeping driveway
- 6 reception rooms + dining kitchen
- 6 bedrooms, 3 ensuite
- Adjoining 1 bedroom cottage
- Landscaped formal gardens
- Delightful views
- Sought after village location



An impressive equestrian estate enjoying a six bedroom detached home with adjoining one bedroom self contained cottage situated in 17 acres with 21 stables and menage.





Broomfield House is a stunning country home extending to over 6000 sqft having six bedrooms and six reception rooms plus an adjoining one bedroom self contained cottage.

The property has been a much loved home and is ideal for the growing family or for those who enjoy entertaining. Subject to planning the property would also be ideal for an equestrian bed and breakfast or other similar business's.

To the ground floor there are dual aspect reception hallways, guest w/c cloaks, five formal reception rooms including a 25ft living room with an imposing free standing modern wood burning stove and extensive bi-folding doors opening onto the landscaped gardens, there is also a separate bar room which is part the circular turret feature of the property, there is a formal dining room, large study / living room, a playroom/ garden room, a fabulous dual aspect dining kitchen with quality fitted base plus wall units, central island with wine fridge, all fitted appliances and a dual fuel Aga. Utility room and boot room.

To the first floor is a split level landing, there is an impressive primary bedroom suite which includes a bedroom, large dressing room and feature ensuite built into the turret feature of the property, a second bedroom with ensuite shower room, three further bedrooms and house bathroom.

To the second floor there is an additional ensuite bedroom as well as a splendid 31 ft family room with large opening skylights enjoying far reaching views over the paddocks and beyond.

There is a self contained 1195 sqft one bedroom cottage which also has internal access from the main house. This is ideal for holiday lets or for staff if the equestrian facilities are run as a business.

Broomfield is approached via electric gates along a sweeping driveway leading to the stable yard area and the formal family parking. Standing in 17 acres of paddocks and grounds and having 21 large stables, 2 hay barns, tack rooms, feed room and yard office. There is also a menage. The main house has an enclosed landscaped garden to the rear including paved patios and raised timber decking, formal lawns, well stocked borders and mature hedgerows.

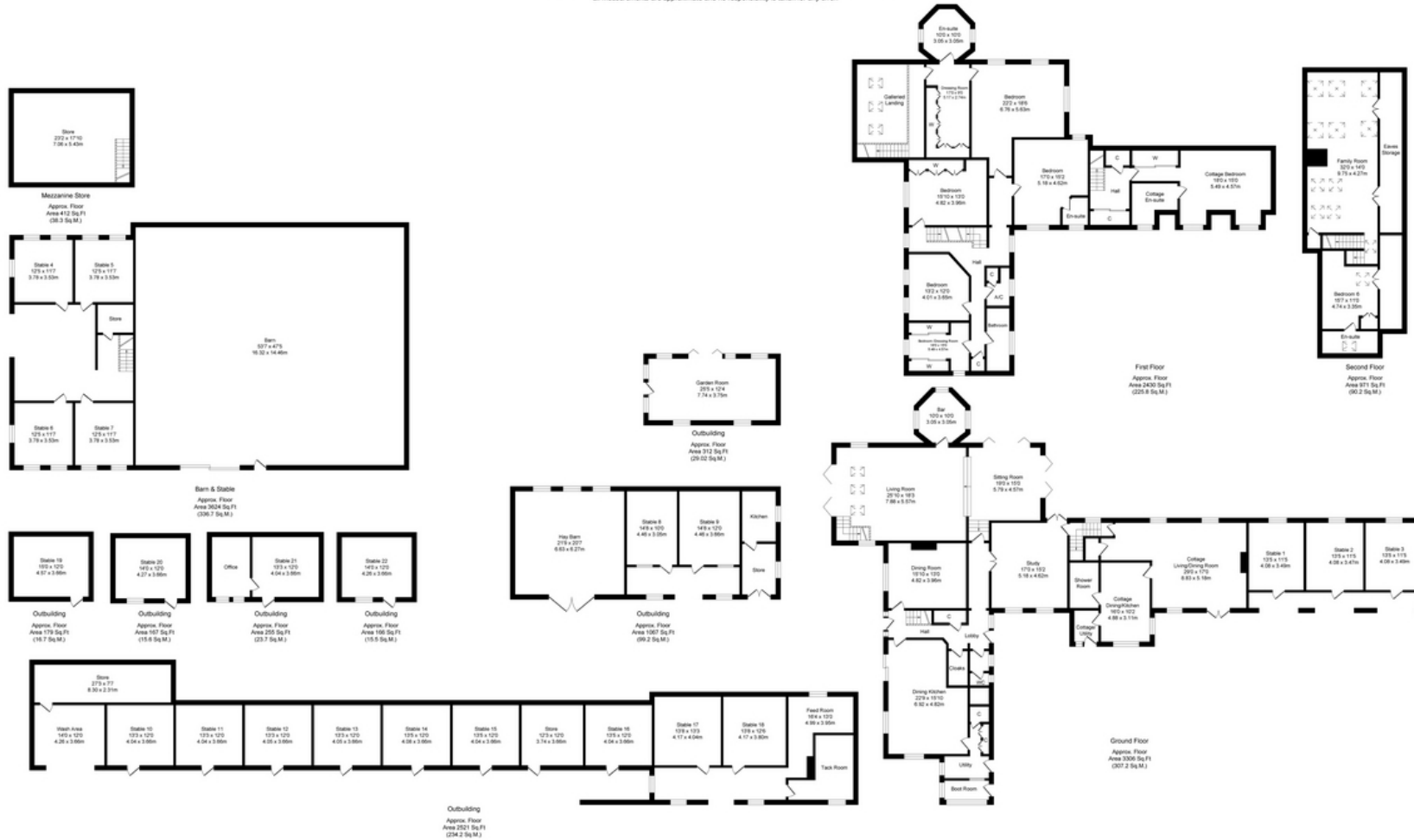
The property is set in a rural location on the edge, yet within walking distance of this quaint little village of Upper Denby with beautiful countryside and far reaching views. Upper Denby offers a popular local village pub, The George Inn , primary school, there is also the highly regarded bistro pub "The Dunkirk" within 5 minutes driving distance. The extensive facilities of Penistone are within 4 miles away and Holmfirth and Huddersfield are within 10 miles and Leeds 22 miles away.

SERVICES: We are advised that the property has mains water, electricity, private drainage and and propane gas.



Bank Lane, Upper Denby
Total Approx. Floor Area 15415 Sq.ft. (1432.12 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: H
Council Authority: Kirklees Council

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